Status: Created

Streamlined Annual PHA Plan ***(Small PHAs)***	**U.S. Department of Housing and Urban Development** **Office of Public and Indian Housing**	**OMB No. 2577-0226** **Expires: 9/30/2027**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.
(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: Brookline Housing Authority **PHA Code:** MA033
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2027
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 139 **Number of Housing Choice Vouchers (HCVs)** 1420
Total Combined 1559
PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

How the public can access this PHA Plan: The public can access this plan at our website, www.brooklinehousing.org, at our central office at 90 Longwood Ave, and at the property management offices for our two federal public housing sites: 190 Harvard and 22 High Street.

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

B. Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **5-Year PHA Plan** submission?

Y N

☐☐ Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐☐ Financial Resources.
☐☐ Rent Determination.
☐☐ Homeownership Programs.
☐☐ Substantial Deviation.
☐☐ Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N
☐☐ Choice Neighborhoods Grants.
☐☐ Modernization or Development.
☐☐ Demolition and/or Disposition.
☐☐ Conversion of Public Housing to Tenant Based Assistance.
☐☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
☐☐ Homeownership Program under Section 32, 9 or 8(Y)
☐☐ Project Based Vouchers.
☐☐ Units with Approved Vacancies for Modernization.
☐☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3 **Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

B.4 **Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

B.5 **Most Recent Fiscal Year Audit.**

(a) Were there any findings in the most recent FY Audit?

Y☐ N☐

(b) If yes, please describe:

	Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.
B.1	**New Activities** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☑ Choice Neighborhoods Grants. ☐ ☑ Modernization or Development. ☑ ☐ Demolition and/or Disposition. ☑ ☐ Conversion of Public Housing to Tenant-Based Assistance. ☑ ☐ Conversion of Public Housing to Project-Based Assistance under RAD. ☐ ☑ Homeownership Program under Section 32, 9 or 8(Y) ☑ ☐ Project Based Vouchers. ☑ ☐ Units with Approved Vacancies for Modernization. ☐ ☑ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. **Demolition and/or Disposition.** The Brookline Housing Authority has applied for RAD conversion of all of its remaining Federal Public Housing, though we will be withdrawing the application for 33-7 Kickham Apartments. 33-1 Walnut Street Apartments: Brookline Housing Authority has submitted and received approval for its application for Section 18 Demo Disposition for the redevelopment of 22 High-Walnut Apartments. This project involves demolishing four buildings on the site in two phases. In Phase 1, BHA will demolish 32 units across three buildings and replace them with a 96-unit building. Brookline Housing Authority has received state funding for this project and will proceed with demolition of the first 3 buildings in 2027 and plans to start construction of the new, 96 building to be known as “10 Walnut” in summer 2027. Residents from the remaining building at 22 High Street will relocate to this new structure following an approximately 2-year construction period. In Phase 2, the remaining building at 22 High Street will be demolished, and additional affordable housing units built in the second phase. **Conversion of Public Housing to Tenant-Based Assistance.** The BHA will utilize tenant-based vouchers (Tenant Protection Vouchers – TPVs) in Phase I of our Section 18 conversion at 22 High/Walnut Street to assist tenants during construction. These TPVs will be project-based into Phase 1 of this project. It may consider strategic conversions to Tenant Based Assistance as the remaining 107 (139 minus 32 public housing units to be demolished in phase I) units of public housing are redeveloped to facilitate the process and ultimately exit the Section 9 program. **Conversion of Public Housing to Project-Based Assistance under RAD.** The Brookline Housing Authority has applied for RAD/Section 18 or Section 18 conversion of all of its remaining Federal Public Housing, but notified HUD in December 2025 it would defer its conversion of the 33-7 Kickham Apartments BHA as noted above will proceed in 2027 with the approved Section 18 redevelopment of the Walnut Street Apartments, with currently 96-units. 4-24 Walnut St. 28-42 Walnut St. Walnut St. Apts. (33-1) 4BR……...8 3BR…….27 2BR……...27 1BR .....38 Of these, 24 1 BRs and 8 4 BRs will be demolished as part of Phase 1 of the Section 18 redevelopment of Walnut/High Apartments, to be replaced by the 96-unit development described above. ……38 Total 100 **Project Based Vouchers.** BHA is actively pursuing the conversion of most of its remaining public housing stock through the Rental Assistance Demonstration (RAD) and Section 18 programs. BHA expects to receive 100 Tenant Protection Vouchers as part of the Section 18 disposition and redevelopment of Walnut High. BHA plans to project-based these vouchers into the replacement development at 10 Walnut St., Brookline as part of the conversion process. The first phase will replace 32 units with 96 apartments in a new building funded through the Low INcome Housing Tax Credit program, local and state funds, and project-basing TPV and VASH vouchers. This building will be built to passive-house standard, have 10% accessible units, and amenities including community room, resident lounge, and bike room. **Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and**

	Security Grants). BHA has 11 units currently vacant at its 33-7 Kickham apartments. BHA is using modernization funds programmed in our 2026 capital plan for "rolling rehabs" of vacant units through force account and some use of outside contractors. BHA is rehabbing vacant units (currently 11) and transfer residents into them, then rehab the newly vacant units. We hope to rehabilitate all 39 units within 1-2 years through this method and restart filling units through the waitlist once all current residents have moved into improved apartments. (c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. **Project Based Vouchers.** BHA is actively pursuing the conversion of most of its remaining public housing stock through the Rental Assistance Demonstration (RAD) and Section 18 programs. BHA expects to receive 100 Tenant Protection Vouchers as part of the Section 18 disposition and redevelopment of Walnut High. BHA plans to project-based these vouchers into the replacement development at 10 Walnut St., Brookline as part of the conversion process. In completing the two-phase Walnut-High project the BHA will be creating additional affordable housing units in Brookline that are supported in-part by Project Based Vouchers to facilitate deeper affordability at the project. The use of Project-Based Vouchers is consistent with the BHA's HUD Annual Plan, as it aligns with the overarching goal of maintaining and improving affordable housing stock and addressing the pressing needs for rehabilitation and revitalization in the community, while also strategically expanding affordable housing in Brookline. The planned project-based units will serve to enhance the housing options for low-income families and ensure that these units remain affordable in the long term. By preserving and adding apartments serving low-income families in high-opportunity areas, these plans also align with the authority's goals for housing equity and community improvement. Due to funding constraints on the Housing Choice Voucher program, some of the new-new units in Phase 2 may be supported by other operating subsidies. All of the 96 units in Phase 1 will be supported by project-based TPV and VASH vouchers. BHA plans to make a non-competitive award of vouchers to this project at our November board meeting pursuant to our Administrative Plan. (d) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. **HUD approved BHA's 2026-2030 Action Plan on June 30, 2026. As we are in the process of redeveloping our Walnut/High site, we prioritize modernization funding for the 190 Harvard Street (Kickham Apartments) senior property. Funded projects for 2026 and 2027 include vacant unit rehabilitation and common area flooring replacement. REcent modernization projects at 190 Harvard include Window Replacement (complete) and elevator modernization (in progress).**
C	**Other Document or Certification Requirements for Annual Plan Submissions.** Required in all submission years.
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y☐ N☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.**

	Form HUD-50077-CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y☐ N☐ (b) If yes, include Challenged Elements.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 2.67 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

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